

37-247
NO TRANSFER
TAX PAID

QUITCLAIM DEED WITHOUT COVENANT

028907
KNOW ALL BY THESE PRESENTS, that PEOPLES HERITAGE SAVINGS

BANK, a Corporation organized and existing under the laws of the State of Maine and having a place of business at 481 Congress Street, in the City of Portland, County of Cumberland and State of Maine, for consideration paid, sells, grants, conveys, and forever releases to PEOPLES HERITAGE SAVINGS BANK, whose mailing address is 481 Congress Street, Portland, Maine 04101, the real estate in the City of Waterville, County of Kennebec, and State of Maine, described as follows:

A certain lot or parcel of land with buildings thereon situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Being Lots numbered two hundred three (203) and two hundred four (204) according to a plan of lots at Cool Street Heights Annex made by Ernest W. Branch, Surveyor, dated July 5, 1923, and recorded in Kennebec County Registry of Deeds. Each lot measures about thirty (30) feet on Oakland Road; each lot has a depth of about one hundred (100) feet; each lot contains about three thousand (3000) square feet, according to said plan.

This conveyance is made subject to the following restrictions: No house or other building to be built on said lots to cost less than Fifteen Hundred Dollars (\$1,500.00), except that after such house or other building has been built, such outbuildings as may be suitable and appurtenant may be build. This conveyance is also made subject to the easement for drainage as shown on said map. Said grantor does not hold itself liable for the enforcement of these restrictions. This conveyance is also made subject to all local assessments, if any, since July 9, 1925.

Being the same premises described in a Warranty Deed from Anthony J. Cyr and Gloria Cyr to Carroll F. Adams dated November 21, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1483, Page 821.

Also being the same premises devised to Auland D. Adams by his brother Carroll F. Adams dated September 27, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2153, Page 318, with a life estate reserved to Una Adams, mother of said Carroll F. Adams and Auland D. Adams.

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Being the same premises conveyed by AULAND D. ADAMS to PEOPLES HERITAGE SAVINGS BANK by mortgage deed dated January 1, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3859, Page 65, subject to a prior mortgage given to Waterville Savings Bank dated November 16, 1979 and recorded in said Registry of Deeds in Book 2256, Page 216 (now held by Peoples Heritage Savings Bank).

PEOPLES HERITAGE SAVINGS BANK acquired title by virtue of an Order and Judgment of Foreclosure and Sale dated June 16, 1994, entered on June 21, 1994 in Kennebec County Superior Court, Civil Action Docket No. CV-93-445, against AULAND D. ADAMS, Defendant, pursuant to the terms of which, the period of redemption having expired, a public sale was duly held on October 27, 1994, at which Grantee herein was the highest bidder. Having complied with all terms of sale, Grantee is given this deed for the price bid and duly credited.

IN WITNESS WHEREOF, the said PEOPLES HERITAGE SAVINGS BANK has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Susan H. Arnold, its Vice President, thereunto duly authorized, this 15th day of November, 1994.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]

PEOPLES HERITAGE SAVINGS BANK

By: *[Signature]*
Susan H. Arnold
Vice President

STATE OF MAINE
CUMBERLAND, SS.

November 1, 1994

Then personally appeared the above-named Susan H. Arnold, Vice President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said Corporation.

SEAL

Before me,

Elizabeth E. Anderson
Notary Public/Attorney at Law
Printed Name: ELIZABETH E. ANDERSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 1, 2001

RECEIVED KENNEBEC SS.

94 NOV -3 AM 9:00

ATTEST: *[Signature]*
REGISTER OF DEEDS